

# 140 Murray Terrace

Smithton, Inverness, IV2 7WZ

Offers Over £100,000



- One bedroom ground floor flat
- Immaculately presented, in walk in condition
- Ideal investment or first time buy
- Freshly painted and with new doors throughout
- Close to UHI Campus and local amenities
- EPC Band D

Fantastic opportunity to purchase an immaculate one bedroom property within the popular residential area of Murray Terrace. This ground floor flat is in walk in condition throughout, making it a superb investment for first time buyers and investors alike. The bright lounge has space for a small dining table and chairs. The kitchen has an integrated electric hob, oven and extractor. There is space and plumbing for a washing machine and fridge/freezer. The double bedroom has fitted wardrobes. Completing the accommodation is the bathroom with electric shower over bath. There is a large storage cupboard in the porch. The property benefits from its own entrance and private off street parking. There is double glazing and electric heating throughout. The size and location, which is close to the UHI Campus, would make this an ideal purchase for first time buyers or those looking for a fantastic investment.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.

## Rooms

<b>Lounge</b>	(19' 5" x 13' 7") or (5.92m x 4.15m)
<b>Kitchen</b>	(7' 7" x 8' 7") or (2.30m x 2.62m)
<b>Bedroom</b>	(9' 7" x 8' 8") or (2.92m x 2.64m)
<b>Bathroom</b>	(5' 6" x 6' 0") or (1.68m x 1.82m)

**Floor Area**  
38m<sup>2</sup>

## Services

Mains electricity, water and drainage. Telephone and fibre broadband available.

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated electric hob, oven and extractor.

## Maintenance Charges

There is a factor fee of approximately £15 per month for the maintenance of the communal grounds.

## Council Tax

Band B

## Tenure

Freehold

## Entry

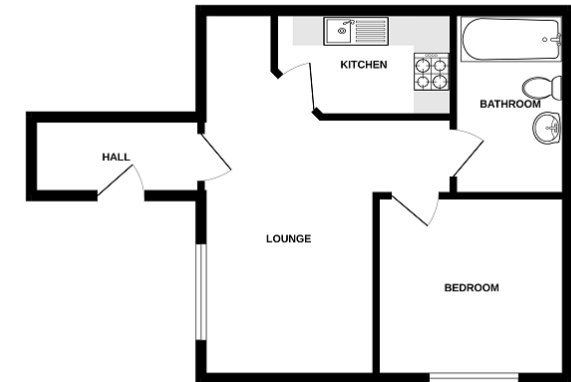
By mutual agreement.

## Viewing

To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.



GROUND FLOOR



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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